

**SECTION 3.04****AG-80 AGRICULTURAL****3.04.010****Definition.**

A district to protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.

**3.04.020****Permitted Uses (AG-80).**

1. ~~1.~~ Agricultural/horticultural/silvicultural use.
2. ~~2.~~ Cellular tower.
3. ~~3.~~ Class A and Class B manufactured home (See Chapter VII – Definitions).
4. ~~4.~~ Cluster housing (See Chapter V – Performance Standards).
5. ~~5.~~ Dairy products processing, bottling, and distribution.
6. ~~6.~~ Day care home.
7. ~~7.~~ Dwelling, single-family.
8. ~~8.~~ Feed and seed processing and cleaning.
9. ~~9.~~ Feed lot: cattle, swine, poultry.
10. ~~10.~~ Fish hatchery.
11. ~~11.~~ Guest house.
12. ~~12.~~ Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
13. ~~13.~~ Homeowners park and beaches.
14. ~~14.~~ Kennel.
15. Livestock.
16. ~~15.~~ Nursery, landscaping materials.
17. ~~16.~~ Park.
18. ~~17.~~ Produce stand.
19. ~~18.~~ Public transportation shelter station.
20. ~~19.~~ Public utility service installation.
21. ~~20.~~ Ranch employee housing.
22. ~~21.~~ Stable, riding academy, rodeo arena.
23. Stable, public and private

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**Comment [EM4]:** Livestock is listed as a permitted use in R-1 and R-2.5 but not in AG and SAG zones.

**Comment [EM5]:** Private stables are listed in R-1 and R-2.5 as a permitted use and public stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

**3.04.030****Conditional Uses (AG-80).**

1. Airport.
2. Animal farm (See Chapter VII – Definitions).
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Communication tower/mast.
10. Community center building operated by a non-profit agency.
11. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*

12. Dwelling, family hardship.\*
  13. Electrical distribution station.
  14. Extractive industry.
  15. Landfill, sanitary for disposal of garbage and trash.
  16. Radio and television broadcast studio.
  17. Recreational facility, low-impact.
  18. Rifle range.
  19. School, primary and secondary.
  20. Temporary building or structure.\*
  21. Water and sewage treatment plant.
  22. Water storage facility.
- \*Administrative Conditional Use Permit (See Section 2.06.045)

### 3.04.040

#### Bulk and Dimensional Requirements (AG-80).

1. Minimum Lot Area: 80 acres
2. Minimum Lot Width:  
Cul-de-sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure: \*\*\*
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures: \*\*\*
 

Front:	20 feet.
Side:*	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

\*\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) setbacks of 40 feet from any other boundary of the "parent" tract or adjacent property(ies) is required.
  - C. A 20-foot setback is required from streams, rivers, and unprotected lakes, which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
 

County Road:*	20 feet.
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\* ~~Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan~~ Classified

as a county collector or MDT Maintenance as defined by the Flathead County Functional Road Classification Map.

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If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

**Comment [EM6]:** The Flathead County Functional Road Classification was adopted by the County on 3.14.13 and is the most up to date road classification in the County.

- |    |                                                    |                                     |
|----|----------------------------------------------------|-------------------------------------|
| 4. | Maximum Height:<br>(Agricultural buildings exempt) | 35 feet.                            |
| 5. | Permitted Lot Coverage:                            | 20%.                                |
| 6. | Maximum Fence Height:                              | Not applicable.                     |
| 7. | Off-Street Parking:                                | See Chapter VI-Parking and Loading. |

**SECTION 3.05****AG-40 AGRICULTURAL****3.05.010****Definition.**

A district to protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.

**3.05.020****Permitted Uses (AG-40)**

- ~~1.~~ ~~1.~~ Agricultural/horticultural/silvicultural use.
- ~~2.~~ ~~2.~~ Cellular Tower.
- ~~3.~~ ~~3.~~ Class A and Class B manufactured home (See Chapter VII – Definitions).
- ~~4.~~ ~~4.~~ Cluster housing (See Chapter V – Performance Standards).
- ~~5.~~ ~~5.~~ Dairy products processing, bottling, and distribution.
- ~~6.~~ ~~6.~~ Day care home.
- ~~7.~~ ~~7.~~ Dwelling, single-family.
- ~~8.~~ ~~8.~~ Guest house.
- ~~9.~~ ~~9.~~ Fish hatchery.
- ~~10.~~ ~~10.~~ Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
- ~~11.~~ ~~11.~~ Homeowners park and beaches.
- ~~12.~~ ~~12.~~ Kennel.
- ~~13.~~ ~~13.~~ Livestock
- ~~14.~~ ~~13.~~ Nursery, landscaping materials.
- ~~15.~~ ~~14.~~ Park.
- ~~16.~~ ~~15.~~ Produce stand.
- ~~17.~~ ~~16.~~ Public transportation shelter station.
- ~~18.~~ ~~17.~~ Public utility service installation.
- ~~19.~~ ~~18.~~ Ranch employee housing.
- ~~20.~~ ~~19.~~ Stable, riding ~~Riding~~ academy, rodeo arena.
- ~~21.~~ Stable, public and private

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**Comment [EM7]:** Livestock is listed as a permitted use in R-1 and R-2.5 but not in AG and SAG zones.

**Comment [EM8]:** Private stables are listed in R-1 and R-2.5 as a permitted use and public stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

**3.05.030****Conditional Uses (AG-40).**

1. Airport.
2. Animal farm (See Chapter VII – Definitions).
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Communication tower/mast.
10. Community center building operated by a non-profit agency.
11. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
12. Dwelling, family hardship.\*
13. Electrical distribution station.
14. Extractive industry.



15. Feed and seed processing and cleaning.
16. Feed lot: cattle, swine, poultry
17. Landfill, sanitary for disposal of garbage and trash.
18. Radio and television broadcast studio.
19. Recreational facility, low-impact.
20. Rifle range.
21. School, primary and secondary.
22. Temporary building or structure.\*
23. Water and sewage treatment plant.
24. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045)

### 3.05.040

#### Bulk and Dimensional Requirements (AG-40).

1. Minimum Lot Area: 40 acres
2. Minimum Lot Width:  
Cul-de-sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure: \*\*\*
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures: \*\*\*
 

Front:	20 feet.
Side:*	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

\*\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) setbacks of 40 feet from any other boundary of the "parent" tract or adjacent property(ies) is required.
  - C. A 20-foot setback is required from streams, rivers, and unprotected lakes which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
 

County Road:*	20 feet.
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\* ~~Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan~~ Classified

as a county collector or MDT Maintenance as defined by the Flathead County Functional Road Classification Map.

\*\*

If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

**Comment [EM9]:** The Flathead County Functional Road Classification was adopted by the County on 3.14.13 and is the most up to date road classification in the County.

- 4. Maximum Height: (Agricultural buildings exempt) 35 feet.
- 5. Permitted Lot Coverage: 20%.
- 6. Maximum Fence Height: Not applicable.
- 7. Off-Street Parking: See Chapter VI-Parking and Loading.

**SECTION 3.06****AG-20 AGRICULTURAL**

3.06.010

**Definition.**

A district to protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.

3.06.020

**Permitted Uses (AG-20)**

1. ~~1.~~ Agricultural/horticultural/silvicultural use.
2. ~~2.~~ Cellular tower.
3. ~~3.~~ Class A and Class B manufactured home (See Chapter VII – Definitions).
4. ~~4.~~ Cluster housing (See Chapter V – Performance Standards).
5. ~~5.~~ Dairy products processing, bottling, and distribution.
6. ~~6.~~ Day care home.
7. ~~7.~~ Dwelling, single-family.
8. ~~8.~~ Guest house.
9. ~~9.~~ Fish hatchery.
10. ~~10.~~ Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
11. ~~11.~~ Homeowners park and beaches.
12. ~~12.~~ Kennel.
13. Livestock
14. ~~13.~~ Nursery, landscaping materials.
15. ~~14.~~ Park.
16. ~~15.~~ Produce stand.
17. ~~16.~~ Public transportation shelter station.
18. ~~17.~~ Public utility service installation.
19. ~~18.~~ Ranch employee housing.
20. ~~19.~~ Stable, riding ~~Riding~~ academy, rodeo arena.
21. Stable, public and private

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**Comment [EM10]:** Livestock is listed as a permitted use in R-1 and R-2.5 but not in AG and SAG zones.

**Comment [EM11]:** Private stables are listed in R-1 and R-2.5 as a permitted use and public stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

3.06.030

**Conditional Uses (AG-20).**

1. Airport.
2. Animal farm (See Chapter VII – Definitions).
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Communication tower/tmast.
10. Community center building operated by a non-profit agency.
11. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
12. Dwelling, family hardship.\*
13. Electrical distribution station.
14. Extractive industry.

15. Feed and seed processing and cleaning.
  16. Feed lot: cattle, swine, poultry.
  17. Radio and television broadcast studio.
  18. Recreational facility, low-impact.
  19. School, primary and secondary.
  20. Temporary building or structure.\*
  21. Water and sewage treatment plant.
  22. Water storage facility.
- \*Administrative Conditional Use Permit (See Section 2.06.045)

### 3.06.040

#### Bulk and Dimensional Requirements (AG-20).

1. Minimum Lot Area: 20 acres
2. Minimum Lot Width:  
Cul-de-sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure: \*\*\*
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures: \*\*\*
 

Front:	20 feet.
Side:*	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

\*\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) setbacks of 40 feet from any other boundary of the "parent" tract or adjacent property(ies) is required.
  - C. A 20-foot setback is required from streams, rivers, and unprotected lakes which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
 

County Road:*	20 feet.
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\* ~~Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan~~ Classified as a county collector or MDT Maintenance as defined by the Flathead County Functional Road Classification Map.

**Comment [EM12]:** The Flathead County Functional Road Classification was adopted by the County on 3.14.13 and is the most up to date road classification in the County.



**\*\*** If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

4. Maximum Height: 35 feet.  
(Agricultural buildings exempt)
5. Permitted Lot Coverage: 20%.
6. Maximum Fence Height: Not applicable.
7. Off-Street Parking: See Chapter VI-Parking and Loading.

## SECTION 3.07

## SAG-10 SUBURBAN AGRICULTURAL

## 3.07.010

## Definition.

A district to provide and preserve agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

## 3.07.020

## Permitted Uses (SAG-10).

1. ~~1.~~ Agricultural/horticultural/silvicultural use.
2. ~~2.~~ Cellular tower.
3. ~~3.~~ Class A and Class B manufactured home (See Chapter VII – Definitions).
4. ~~4.~~ Cluster housing (See Chapter V – Performance Standards).
5. ~~5.~~ Dairy products processing, bottling, and distribution.
6. ~~6.~~ Day care home.
7. ~~7.~~ Dwelling, single-family.
8. ~~8.~~ Guest house.
9. ~~9.~~ Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
10. ~~10.~~ Homeowners park and beaches.
11. Livestock
12. ~~11.~~ Nursery, landscaping materials.
13. ~~12.~~ Park and publicly owned recreational facility.
14. ~~13.~~ Produce stand.
15. ~~14.~~ Public transportation shelter station.
16. ~~15.~~ Public utility service installation.
17. ~~16.~~ Ranch employee housing.
18. ~~17.~~ Stable, riding academy, rodeo arena.
19. Stable, public and private

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**Comment [EM13]:** Livestock is listed as a permitted use in R-1 and R-2.5 but not in AG and SAG zones.

**Comment [EM14]:** Private stables are listed in R-1 and R-2.5 as a permitted use and public stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

## 3.07.030

## Conditional Uses (SAG-10).

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.\*
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Community center building operated by a non-profit agency.
10. Community residential facility.\*\*
11. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
12. Dwelling, family hardship.\*
13. Electrical distribution station.
14. Extractive industry.
15. Golf course.

16. Golf driving range.
17. Kennel, commercial (See Chapter IV – Conditional Use Standards).\*
18. Manufactured home park.
19. Recreational facility, low-impact.
20. School, primary and secondary.
21. Temporary building or structure.\*
22. Water and sewage treatment plant.
23. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045)

\*\*Administrative Conditional Use Permit, eight or fewer.

3.07.040

Bulk and Dimensional Requirements (SAG-10).

1. Minimum Lot Area: 10 acres
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.  
Cul-de-Sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure: \*\*\*
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures: \*\*\*
 

Front:	20 feet.
Side:*	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

\*\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) setbacks of 40 feet from any other boundary of the “parent” tract or adjacent property(ies) is required.
  - C. A 20-foot setback is required from streams, rivers, and unprotected lakes, which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
 

County Road:*	20 feet.
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\* [Classified as a county collector or MDT Maintenance as defined by the Flathead County Functional Road Classification](#)

~~Map. Classified as a collector or major/minor arterial as defined in the County Master Plan or City County Master Plan.~~

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If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

**Comment [EM15]:** The Flathead County Functional Road Classification was adopted by the County on 3.14.13 and is the most up to date road classification in the County.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 20%.
6. Maximum Fence Height: Not applicable.
7. Off-Street Parking: See Chapter VI-Parking and Loading.



**SECTION 3.08****SAG-5 SUBURBAN AGRICULTURAL****3.08.010****Definition.**

A district to provide and preserve smaller agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

**3.08.020****Permitted Uses (SAG-5).**

1. Agricultural/horticultural/silvicultural use.
2. Class A and Class B manufactured home (See Chapter VII – Definitions).
3. Cluster housing (See Chapter V – Performance Standards).
4. Day care home.
5. Dwelling, single-family.
6. Guest house.
7. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
8. Homeowners park and beaches.
- ~~8-9.~~ Livestock
- ~~9-10.~~ Nursery, landscaping materials.
- ~~10-11.~~ Park and publicly owned recreational facility.
- ~~11-12.~~ Produce stand.
- ~~12-13.~~ Public transportation shelter station.
14. Public utility service installation.
15. Riding academy and rodeo arena.
- ~~13-16.~~ Stable, public and private.

**Comment [EM16]:** Livestock is listed as a permitted use in R-1 and R-2.5 but not in AG and SAG zones.

**Comment [EM17]:** Public stables are listed in R-1 and R-2.5 as a permitted use and private stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

**3.08.030****Conditional Uses (SAG-5).**

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.\*
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cellular tower.\*
8. Cemetery, mausoleum, columbarium, crematorium.
9. Church and other place of worship.
10. Community center building operated by a non-profit agency.
11. Community residential facility.\*\*
12. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
13. Dwelling, family hardship.\*
14. Electrical distribution station.
15. Extractive industry.
16. Golf course.
17. Golf driving range.
18. Kennel, commercial (See Chapter IV-Conditional Use Standards).
19. Manufactured home park.

20. Recreational facility, high-impact.
21. Recreational facility, low-impact.
22. Recreational vehicle park.
23. School, primary and secondary.
- ~~24. Stable, riding academy, and rodeo arena.~~
- ~~25.24.~~ Temporary building or structure.\*
- ~~26.25.~~ Water and sewage treatment plant.
- ~~27.26.~~ Water storage facility.

**Comment [EM18]:** Private stables are listed in R-1 and R-2.5 as a permitted use and public stable is listed as a conditional use. But in SAG-5 Stable is listed as conditional use and doesn't specify between public and private. Stable was separated from riding academy and rodeo to clarify public vs. private.

\*Administrative Conditional Use Permit (See Section 2.06.045)

\*\*Administrative Conditional Use Permit, eight or fewer.

3.08.040

Bulk and Dimensional Requirements (SAG-5).

1. Minimum Lot Area: 5 acres.
  2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.
- Cul-de-Sacs: 60 feet.
3. Setbacks:
    - A. Minimum Yard Requirements for Principal Structure: \*\*\*
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
    - B. Detached Accessory Structures: \*\*\*
 

Front:	20 feet.
Side:*	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

\*\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) setbacks of 40 feet from any other boundary of the "parent" tract or adjacent property(ies) is required.
    - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
    - D. Increase yard requirements as follows when property fronts: \*\*

County Road:\* 20 feet.

\* ~~Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan~~ Classified as a county collector or MDT Maintenance as defined by the Flathead County Functional Road Classification Map.

\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

**Comment [EM19]:** The Flathead County Functional Road Classification was adopted by the County on 3.14.13 and is the most up to date road classification in the County.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 25% (Residential Uses).
6. Maximum Fence Height (Residential Uses):
  - Front: 6 feet.
  - Side: 6 feet.
  - Rear: 6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading.

